



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PARCEL MAP NO. 062355

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE August 21, 2007	

APPLICANT Angelus, LLC		OWNER Angelus, LLC		REPRESENTATIVE Tritech Associates	
REQUEST TENTATIVE PARCEL MAP: To create four (4) new attached condominiums in one building on 0.33 gross acres					
LOCATION/ADDRESS 5639 Angelus Avenue ACCESS Angelus Avenue			ZONED DISTRICT East San Gabriel		
			COMMUNITY East Pasadena--San Gabriel		
			EXISTING ZONING R-3 (Limited multiple residence)		
SIZE 0.33 gross acres		EXISTING LAND USE One (1) single family home		SHAPE Rectangular	
TOPOGRAPHY Flat					

SURROUNDING LAND USES & ZONING

North: Multifamily homes; commercial in City of San Gabriel/ R-3	East: Duplexes, commercial in City of San Gabriel/R-3:
South: Single family homes and duplexes/R-1 (single family residence)	West: Multifamily homes, commercial in City of San Gabriel/R-3;

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1-Low Density (1-6 du/ac)	1 du	Yes, with infill

ENVIRONMENTAL STATUS

Negative Declaration

DESCRIPTION OF SITE PLAN

The tentative parcel map and exhibit map depict one (1) multifamily lot on 0.28 acres. The project proposes four (4) single condominium units in one building. The project includes demolition of one existing single family residence. 168 cubic yards of fill grading is proposed.

KEY ISSUES

- Applicant has requested an increase in of two General Plan categories, from Category 1 to Category 3, to accommodate the proposed density.
- Within East Pasadena--San Gabriel Community Standards District and must comply with applicable provisions, including minimum front and rear yard depth and side yard width, maximum floor area and lot coverage, front yard landscaping, and structure height and setback.
- Staff recommends additional front yard trees.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements _____ X Paving _____ X Curbs and Gutters _____ Street LightsX Street Trees _____ Inverted Shoulder _____ X Sidewalks _____ Off Site Paving _____ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer☐ Septic Tanks☐ Other _____☒ Park Dedication "In-Lieu Fee" Park fee of \$14,472 subject to adjustment on July 1, 2007.

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

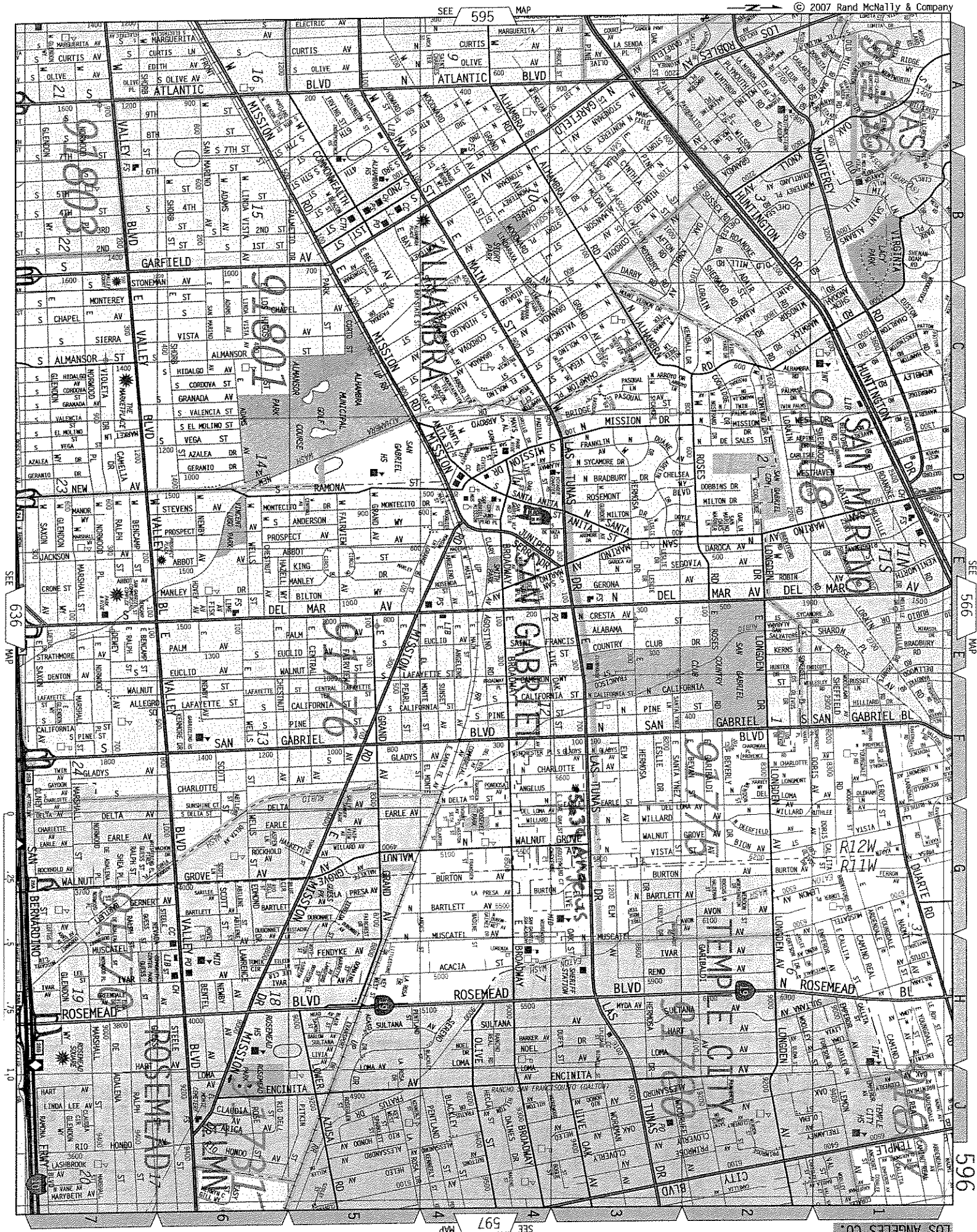
ISSUES AND ANALYSIS

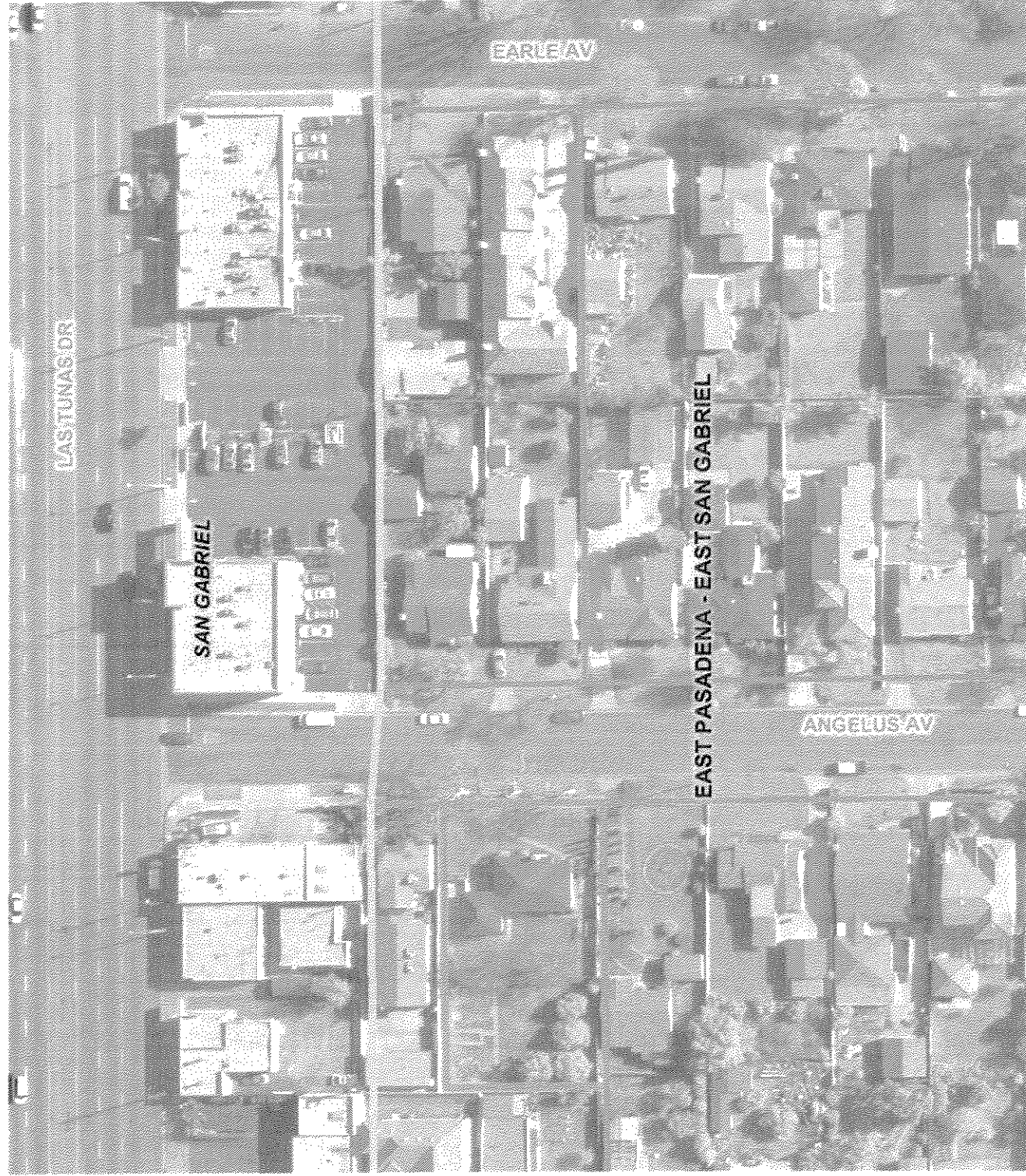
The applicant has provided an infill study and burden of proof in support of the request to increase the General Plan category from Category 1 to Category 3 to accommodate the proposed density of 14 du/ac. There are five properties with equal or greater density within a 500 foot radius of the subject property. The burden of proof is satisfactory.

The subject property is within the East Pasadena-San Gabriel CSD.

Applicant must pay sewer and traffic impact fees to City of San Gabriel prior to building permit issuance.

Gross lot area = net lot area (0.28 acres) + area from front lot line to centerline of Angelus Avenue (0.05 acres) = 0.33 acres





Note: This is a static legend, which includes only a portion of layers.
To get full legend, please use "Display Map Legend tab" on the top left side of screen.



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**TENTATIVE PARCEL MAP NO. 062355
STAFF ANALYSIS
FOR AUGUST 21, 2007 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Angelus, LLC, proposes to create one multi-family lot with four attached condominiums in one building on approximately 0.33 gross acres. The proposal requires approval of Tentative Parcel Map No. 062355 ("PM 062355") for the subdivision. The project also requires infill findings to increase the density.

The proposed development is within the boundaries of the East Pasadena-San Gabriel Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD and existing R-3 (Limited Multiple Residence) Zone.

The subject property is located at 5639 Angelus Avenue, in the East San Gabriel Zoned District. The project is proposing 168 cubic yards of fill grading.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 5639 Angelus Avenue in the East San Gabriel Zoned District in the unincorporated community of East San Gabriel in the San Gabriel Valley.

Physical Features: The subject property is approximately 0.33 gross acres in size and comprised of one lot. The property is rectangular in shape with level terrain.

Access: The property has frontage on Angelus Avenue, a 60 foot-wide public street.

Services: Domestic water service will be provided by San Gabriel County Water District. Domestic sewer service will be provided by the Los Angeles County Sanitation District No. 15. The project is within the boundaries of the San Gabriel Unified School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of PM 062355 to create one multi-family lot with four attached condominium units in one building on approximately 0.33 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned R-3 (Limited Multiple Residential).

Surrounding Properties: Surrounding zoning is also R-3 to the east and west, R-1 (Single Family Residence) to the south, and City of San Gabriel to the north.

EXISTING LAND USES

Subject Property: The subject property consists of one lot improved with one existing single family residence which will be demolished.

Surrounding Properties: Surrounding uses are single family and multifamily residences; there are commercial uses along Las Tunas Drive.

PREVIOUS CASE/ZONING HISTORY DO THIS PART

The current R-3 zone was created in 1927 following the adoption of Ordinance Number 1494. The CSD became effective in May of 2002 following the adoption of Ordinance Number 2002-0056.

PROJECT DESCRIPTION

Parcel Map 062355 dated December 19, 2005, depicts a residential development of one multifamily lot with four attached condominiums in one building on approximately 0.33 gross acres located at 5639 Angelus Avenue, San Gabriel. The project site is improved with one single family residence that will be demolished. The proposed development will be served by Angelus Avenue to the east. The net lot size is 12,155 square feet.

The project's main access is Angelus Avenue, a 60 foot-wide public street. The project is proposing 168 cubic yards of fill grading.

Proposed street improvements include street lights and street trees. Additional sidewalk pop-out is also required along property frontage on Angelus Avenue in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of the Los Angeles County Department of Public Works ("Public Works"). New utilities less than 50 KV are to be underground.

No trail easements are proposed for this subdivision.

GENERAL PLAN CONSISTENCY

The subject property is depicted within the Los Angeles Countywide General Plan ("General Plan") Category 1 (Low Density Residential), on the Land Use Policy Map. The

applicant's proposal to create one parcel with four dwelling units, approximately 12 dwelling units per acre, exceeds the maximum one dwelling unit permitted for the property. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Medium Residential density of 12 to 22 dwelling units per acre). To qualify for the higher density, a project must comply with the following criteria:

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
3. The proposed project will not overburden existing public services and facilities;
3. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
4. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

The subject property and immediate area are in the Low Density Residential Land Use Category and the R-3 Zone. Surrounding residential zoning includes R-1 and commercial zones. The proposed density would be consistent and compatible with these existing land use categories and zoning.

The surrounding area has a variety of residential and commercial uses. Residential densities range from five dwelling units per acre to 58 dwelling units per acre. The proposed four-unit condominium building would not be out of character with multi-family buildings in the vicinity. As depicted on the conceptual landscape plan, trees and landscaping will buffer the building from Angelus Avenue. The proposed development will be adequately served by existing services and facilities. There are two covered parking spaces for each condominium and two guest parking spaces, meeting the County requirements for parking. According to the Negative Declaration prepared for the project, the proposed residential development will have a less than significant impact on local traffic conditions, though the applicant will be required to pay a traffic impact fee to the City of San Gabriel. The Exhibit Map submitted by the applicant depicts a residential development that is compatible with the character, scale and design of the surrounding neighborhood.

The Housing Element of the General Plan states applicable goals for the provision of housing including (Chapter 8, Pages 3-4):

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Other applicable General Plan goals and policies include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

EAST PASADENA-SAN GABRIEL CSD

Pursuant to Section 22.44.135 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD. At the time of future development, the residences will be subject to plot plan review and must meet the development standards of the CSD and County Code. These include minimum front yard depth, side yard setbacks, rear yard setbacks, and total lot coverage.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines, as the project has been found to have no significant impacts on the environment.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map dated December 19, 2005, and recommends the attached conditions.

The subject property adjoins the City of San Gabriel to the north. This city was contacted as part of the Initial Study as a Special Reviewing Agency. A letter from this city dated April

4, 2005, states the applicant will be required to pay sewer and traffic impact fees to the City of San Gabriel prior to building permit issuance. This requirement has been incorporated as a condition of the tentative tract map.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On July 18, 2007, approximately 362 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property, of which 14 were returned. The public hearing notice was published in The San Gabriel Valley Tribune and La Opinion on July 21, 2007. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the Los Angeles County Public Library, San Gabriel Community Library, on July 18, 2007. As staff was unaware that the San Gabriel Library is closed for renovation, an additional package of project materials was sent to the Rosemead Library on August 1, 2007. A public hearing notice was posted on the subject property fronting Angelus Avenue on July 21, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, no correspondence has been received from the public regarding this project.

STAFF EVALUATION

While the subject property is currently depicted within the Low Density Residential land use category (one to six dwelling units per gross acre) of the Los Angeles Countywide General Plan ("General Plan") and qualifies as an infill project.

The fill amount of 168 cubic yards is considered part of the project design, and does not require a separate entitlement.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer adopt the Negative Declaration and approve Tentative Parcel Map No. 062355 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

Factual

Draft Conditions

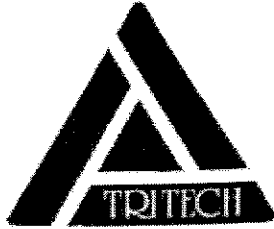
Tentative Parcel Map No. 062355, dated December 19, 2005

TENTATIVE PARCEL MAP NO. 063255
Staff Report

PAGE 6 OF 6

Land Use Map
Negative Declaration
GIS-NET Map
Photographs

SMT:DCK:dck
8/16/07



TRITECH ASSOCIATES

SUBDIVISION SURVEY ENGINEERING DESIGN
135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775
TEL: (626) 570-1918 FAX: (626) 570-1212
Email: info@tritechassociates.com

Burden of Proof

Re: 5639 Angelus Ave.
San Gabriel (L.A. County), CA
TPM 062355

13 November 2006

The subdivider's substantiation is as follows:

- (a) That the proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.
 - **The proposed project is consistent with the R-3 zoning standards, and is compatible and consistent with the immediate existing residential development.**
- (b) That the proposed project site is sufficient size to accommodate design features necessary to ensure compatibility with surrounding uses.
 - **Our lot is 12,155 Square Feet (.279AC), which is greater than the average existing adjoining residential development.**
- (c) That the proposed project will not overburden existing public services and facilities.
 - **In the adjacent street there currently exists Water, Gas, Public Sewer, Telephone & Cable T.V. services which has the pre-existing capacity to serve the proposed project.**



TRITECH ASSOCIATES

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(d) That the proposed use will not adversely impact local traffic and parking conditions.

- **The proposed project is located on Angelus Avenue a 36' wide street that has a direct connection to Las Tunas Drive an arterial street. The Condominium units will have 2-car garages and 2 guest parking spaces. These will meet the on-site parking requirements. Furthermore, the increase of 3 dwelling units over what is allowed under the General Plan will have a low impact on the existing traffic in the immediate area.**

(e) The proposed project is compatible with surrounding uses in terms of scale, intensity and design.

- **The proposed development will have units that are compatible with the houses in the neighborhood especially the homes right next to the subject site and the other newer custom homes on the same block. The new units will be decorated with details that are found in this neighborhood.**

Thank you,

Heather Barnes
Office Manager

DRAFT
FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR TENTATIVE PARCEL MAP NO. 062355

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 062355 on August 21, 2007.
2. Tentative Parcel Map No. 062355 is a proposal to create one (1) multifamily lot with four (4) attached condominium units in one building on the subject property.
3. The subject site is located at 5639 Angelus Avenue, San Gabriel, between Las Tunas Drive and Broadway Avenue in the East San Gabriel Zoned District.
4. The rectangular shaped property is 0.33 gross acre in size with level topography. The site is developed with one single family residence that will be demolished.
5. The project site is currently zoned R-3 (Limited Multiple Residence). Surrounding zoning is R-3 to the east and west, R-1 (Single Family Residence) to the south, and City of San Gabriel to the north.
6. Surrounding uses are single family residences, multifamily residences, and commercial in the City of San Gabriel.
7. The proposed project is consistent with the R-3 zoning classification. Pursuant to Section 22.20.260 of the Los Angeles County Code, multi-family units are permitted in the R-3 zone.
8. The subject property is depicted within the Los Angeles Countywide General Plan ("General Plan") Category 1 (Low Density Residential), on the Land Use Policy Map. The applicant's proposal to create one parcel with four dwelling units, approximately 12 dwelling units per acre, exceeds the maximum one dwelling unit permitted for the property. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Medium Residential density of 12 to 22 dwelling units per acre). The project's higher density is consistent with the residential infill policy of the General Plan since it meets the following criteria:
 1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the surrounding area has a variety of residential and commercial uses.

- Surrounding residential densities range from five dwelling units per acre up to 58 dwelling units per acre.
2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses. The subject property is 0.28 net acres, larger than many adjoining residential lots. The proposed four-unit condominium building would not be out of character with multi-family buildings in the vicinity. As depicted on the conceptual landscape plan, trees and landscaping will buffer the building from Angelus Avenue.
 3. The proposed project will not overburden existing public services and facilities, as described in the Negative Declaration prepared for the project, though the applicant will have to pay sewer mitigation fees to the City of San Gabriel.
 4. The proposed use will not disrupt or adversely impact local traffic and parking conditions. There are two covered parking spaces for each condominium unit and two uncovered space for each three-story condominium, two covered parking spaces, which meets the County guest parking requirement of one guest space for every four dwelling units. The Negative Declaration prepared for the project concludes that the proposed residential development will not adversely affect local traffic conditions, , though the applicant will have to pay a traffic mitigation fee to the City of San Gabriel.
 5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review. The Exhibit Map submitted by the applicant depicts a residential development that is compatible with the character, scale, and design of the surrounding neighborhood.
9. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
 10. No correspondence has been received on this case.
 11. There has been no comment or testimony at the public hearing at this time.
 12. Access to the proposed development will be provided from the south via Angelus Avenue, a 60 foot wide public street.

13. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, west and south.
14. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
15. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
16. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
17. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
18. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
19. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
20. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

21. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Countywide General Plan.
22. A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

THEREFORE, in view of the findings of fact and conclusions presented above, the Negative Declaration is adopted and Tentative Parcel Map No. 062355 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the area requirements of the R-3 zone, and the East Pasadena-San Gabriel Community Standards District.
2. Lot 1 of this map is approved as a condominium project for a total of four attached residential units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easement for the units. Place this note on the final map to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and Los Angeles County Department of Public Works ("Public Works")
3. Submit a copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval.
4. Label the driveway as "Private Driveway and Firelane" on the final map.
5. Post the driveway with "No Parking—Fire Lane" signs and provide for its continued enforcement in the CC&R's.. Submit a copy of the document to be recorded to the Department of Regional Planning for approval prior to final map approval.
6. Provide in the CC&R's a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
7. Provide in the CC&R's a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. A final parcel map is required for this land division. A parcel map waiver is not allowed.
9. Pay sewer and traffic impact fees to the City of San Gabriel prior to final map approval.
10. The subdivider or the current owner shall plant at least four trees within the front yard of each lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the

Director of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees. Recommend additional trees.

11. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
12. In the event that any claim, action, or proceeding as described in Condition No. 11 above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE PARCEL MAP NO. 062355**

**MAP DATE 12-19-05
EXHIBIT MAP DATE 12-19-05**

Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.



RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 062355 (Rev.)

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TENTATIVE MAP DATED 12-19-2005
EXHIBIT MAP DATED 12-19-2005

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

HW

Rev. 03-14-2007

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Place standard condominium notes on the final map to the satisfaction of Public Works.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. Quitclaim or relocate easements running through proposed structures.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 062355 (Rev.)

Page 3/3

TENTATIVE MAP DATED 12-19-2005
EXHIBIT MAP DATED 12-19-2005

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by Henry Wong
pm62355L-rev2.doc

Phone (626) 458-4915

Date 02-01-2006



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 062355

TENTATIVE MAP DATED 12/19/05
EXHIBIT MAP 12/19/05

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.
- =====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval. Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties.

176
Name

CURTIS PAGE

Date 01/23/2006 Phone (626) 458-4921

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP 62355
SUBDIVIDER Angelus LLC
ENGINEER Tritech
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 12-19-05, 2nd Revision and Exhibit
LOCATION San Gabriel

REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☐ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
 or
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."

X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A soils engineering report may be required prior to approval of building or grading plans.
- ☒ The Soils Engineering review dated 1-25-06 is attached.
- ☐ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

prepared by Robert O. Thomas Reviewed by [Signature] Date 01-19-06

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5
Job Number LX001129
Sheet 1 of 1

Tentative Map (Parcel) 62355

Location	<u>Angelus Avenue, San Gabriel</u>
Developer/Owner	<u>Angelus LLC</u>
Engineer/Architect	<u>Tritech</u>
Soils Engineer	<u>-----</u>
Geologist	<u>-----</u>

DISTRIBUTION:

<u> </u>	Grading/ Drainage
<u> </u>	Geo/Soils Central File
<u> </u>	District Engineer
<u> </u>	Geologist
<u> </u>	Soils Engineer
<u> </u>	Engineer/Architect

Review of:

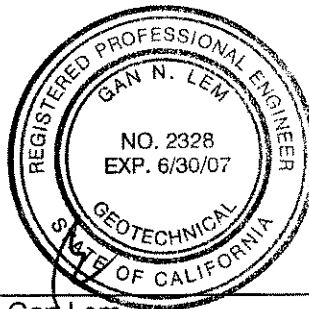
Revised Tentative Map (Parcel) and Exhibit Dated By Regional Planning Dated 12/19/05
Previous review sheet dated 3/15/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/gmed/manual.pdf>.
2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Gan Lem Date 1/25/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
Gan:parcel-62355

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Repair any displaced, broken or damaged curb, gutter, driveway apron and pavement along the property frontage on Angelus Avenue.
2. Construct 4 feet wide sidewalk adjacent to the property line on Angelus Avenue along the property frontage to the satisfaction of Public Works.
3. Plant street trees along the property frontage on Angelus Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Angelus Avenue along the property frontage to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
5. Install postal delivery receptacles in groups to serve two or more residential units.
6. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
PARCEL MAP NO. 062355 (Rev.)

Page 2/2

TENTATIVE MAP DATED 12-19-2006

7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

HW

Prepared by John Chin
pm62355r-rev2.doc

Phone (626) 458-4915

Date 02-01-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- A sewer area study for the proposed subdivision (PC11917AS, dated 10-30-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

JWG

Prepared by Julian Garcia
pm62355s-rev2(rev'd 03-14-07).doc

Phone (626) 458-4921

Date 03-14-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW
Prepared by Zach Hartjes
tr62355w-rev2.doc

Phone (626) 458-4921

Date 02-01-2006



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 62355 Tentative Map Date 19-DECEMBER-05, EX. A

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Verification of fire flow has been received from San Gabriel County Water District. (29-June-2005)

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date 18-May-06



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 62355 Map Date 19-DECEMBER-05, EX. A

C.U.P. _____ Map Grid 0176D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **THE ACCESS WIDTH IS ADEQUATE ON-SITE, INDICATE COMPLIANCE OF THE DRIVEWAY CURB CUT TO BE MAINTAINED AT 26'. SAID CURB COMPLIANCE SHALL BE INDICATED ON THE FINAL MAP PRIOR TO CLEARANCE.**

By Inspector: Janna Masi Date 18-May-06

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 62355 DRP Map Date: 12/19/2005 SCM Date: / / Report Date: 02/02/2006
Park Planning Area # 42 WEST SAN GABRIEL VALLEY Map Type: REV. (REV RECD)

Total Units 4 = Proposed Units 4 + Exempt Units 0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
IN-LIEU FEES:	\$14,472

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$14,472 in-lieu fees.

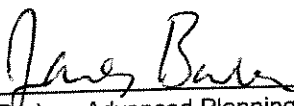
Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Advanced Planning Section Head

Supv D 5th
February 02, 2006 08:04:09
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **62355**

DRP Map Date: **12/19/2005**

SMC Date: **/ /**

Report Date: **02/02/2006**

Park Planning Area # **42**

WEST SAN GABRIEL VALLEY

Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

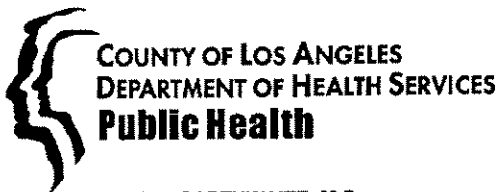
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	4	0.04
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.04

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$361,811	\$14,472

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$361,811	\$14,472



THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

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February 1, 2006

RFS No. 06-0000638

Parcel Map No. 062355

Vicinity: San Gabriel

Parcel Map Date: December 19, 2005 (2nd Revision)

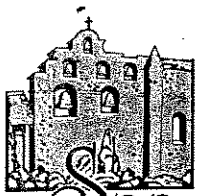
The Los Angeles County Department of Health Services' conditions of approval for **Tentative Parcel Map 062355** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **San Gabriel County Water District**, a public water system, which guarantees water connection and service to all units. The "will serve" letter has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

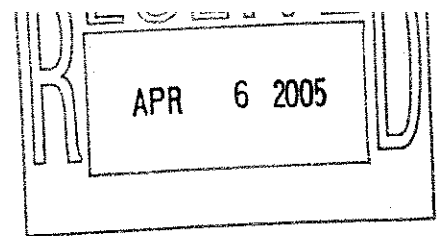
If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program



City of
San Gabriel



◆ City With A Mission ◆ Founded 1771 ◆

April 4, 2005

Mr. Frank Meneses, Administrator
Current Planning Branch

Mr. Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section

LA County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**Subject: Proposed Tentative Parcel Map 062355
Negative Declaration-RENV1200500027
5639 Angelus Avenue – 4 Unit Condominium
City of San Gabriel Development Impact Fees**

Dear Messrs. Meneses and Koutnik:

The City of San Gabriel has completed the review of Proposed Tentative Parcel Map 062355 and Environmental documents per your letters dated March 15 and March 28, 2005. On January 17, 2005 (after two years of planning and hearings) the City of San Gabriel enacted an Ordinance establishing a series of **Impact Fees** to mitigate impact on City services and infrastructure. Two of the impact fees relate to sewer service and traffic impacts.

It appears this project will ultimately discharge into the City sewer system north of Broadway and traffic will enter and exit at the intersections of Angelus at Las Tunas and Angelus at Broadway, both of which are in the City of San Gabriel. Based upon our review and analysis we recommend that this development pay impact fees for sewer and traffic as follows:

- Sewer impact Fee for the R-3 Zone is \$978.00 per unit @ 4 units equals \$3,912.00.
- Traffic Impact is \$170 per trip @ 6 trips per unit equals \$4,080.00.
- **Total Impact Fees = \$7,992.00**

The City of San Gabriel requests that if the County approves the project, the developer pay the City of San Gabriel prior to the County issuing building permits. When the applicant has paid the fees to the City and we will prepare a **"Will Serve"** notification for sewerage purposes.

LA County Department of Regional Planning
5639 Angelus Ave
TPM 062355
April 4, 2005

2

Should you have further questions please contact me at (626) 308-2806, ext. 4631.

Sincerely,

A handwritten signature in black ink, appearing to read "B D Mattern", with a long horizontal flourish extending to the right.

Bruce D. Mattern, PE, TE
City Engineer

Copy: Deputy City Manager,
Planning Manager,
Public Works Superintendent
Building and Safety Manager



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

April 26, 2005

Heather Barnes
Tritech Associates Inc.
135 N. San Gabriel Blvd., #100
San Gabriel, CA 91775

SUBJECT: INITIAL STUDY DETERMINATION LETTER
Project No: PM062355/RENV200500027

On April 26, 2005, staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared EIR
- ☐ Categorical Exemption
- ☒ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Other:
- ☐ Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Rick Kuo of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section

JEH:DLK:rk

STAFF USE ONLY

CASES: PM062355
RENT200500027



**** INITIAL STUDY ****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: January 6, 2005 Staff Member: Rick Kuo

Thomas Guide: 596-F3 USGS Quad: El Monte

Location: 5639 Angelus Avenue, San Gabriel, CA 91775

Description of Project: The proposed project is an application for a Tentative Parcel Map to subdivide the subject property to construct four single-family, two-story attached condominium units. Each unit will have an attached two-car garage, and the entire development will have a total of two guest parking spaces. The project proposal includes removal of an existing single-family house with an attached garage and all seven trees within the property boundary, one of three trees on public right of way, and the installation of a 6-foot tall concrete block wall around the property. Project access will be taken from Angelus Avenue via a 26-foot wide driveway located along the northern boundary of the project site. One hundred, sixty-eight cubic yards of fill material will be imported from off-site for grading.

Gross Area: 0.279 acre

Environmental Setting: The project site is located in the unincorporated community of East Pasadena-East San Gabriel and its Community Standards District, and is bordered by Angelus Avenue to the east and between Las Tunas Drive and Broadway. Land uses within 500 feet of project site consist of single- and multi-family residences and duplexes to the south of Las Tunas Drive and predominantly commercial establishments and some single- and multi-family residences and duplexes along Las Tunas Drive and north of it. The project site contains an existing single-family residence with an attached garage and seven trees. The site topography is characterized as flat land.

Zoning: R-3 : Limited Multiple Residence

General Plan: Category 1 : Low density residential

Community/Area Wide Plan: East Pasadena-East San Gabriel Community Standards District

Major projects in area:Project NumberDescription & StatusPM26215/01-0052 sf lots (Approved 2/27/02).TR53623/OTP01-1877 detached new condos on 1.19 acres (Approved 5/4/04).PM060787/04-0254 detached new condos (Pending).PM12543/CP891692 sf lots on 11.3 acres in A-2-2 zone (Denied 6/7/04).

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIESResponsible AgenciesSpecial Reviewing AgenciesRegional Significance☒ None☐ None☒ None☐ Regional Water Quality Control Board☐ Santa Monica Mountains Conservancy☐ SCAG Criteria☐ Los Angeles Region☐ National Parks☐ Air Quality☐ Lahontan Region☐ National Forest☐ Water Resources☐ Coastal Commission☐ Edwards Air Force Base☐ Santa Monica Mtns Area☐ Army Corps of Engineers☐ Resource Conservation District of the Santa Monica Mtns.☐ _____☐ _____☒ City of San GabrielTrustee AgenciesCounty Reviewing Agencies☒ None☐ _____☒ Subdivision Committee☐ State Fish and Game☐ _____☐ DPW: _____☐ State Parks☐ _____☐ Health Services: _____☐ _____☐ _____☒ LA County Sanitation Districts☐ _____☐ _____☐ _____

IMPACT ANALYSIS MATRIX

			ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg		Less than Significant Impact/No Impact		
					Less than Significant Impact with Project Mitigation	
					Potentially Significant Impact	
					Potential Concern	
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 2 - Conservation/maintenance
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Rick Kow* Date: *4/25/05*

Approved by: *Daryl Koutnik* Date: *28 APRIL 2005*

☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

<i>(State of CA Seismic Hazard Zones Map and Special Studies Zones Map - El Monte Quad).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?

<i>(State of CA Seismic Hazard Zones Map - El Monte Quad).</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?

_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

<i>(State of CA Seismic Hazard Zones Map - El Monte Quad).</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

<i>168 cubic yards of fill material to be imported for grading.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

_____ |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Applicant shall comply with all Subdivision Committee's recommendations from the Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

<u>(USGS El Monte Quad Sheet).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

<u>(LA County Safety Element - Flood Inundation Hazards Map).</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?

_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?

_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?

_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? _____ |

STANDARD CODE REQUIREMENTS

- | | |
|---|---|
| <input type="checkbox"/> Building Ordinance No. 2225 C Section 308A | <input type="checkbox"/> Ordinance No. 12,114 (Floodways) |
| <input checked="" type="checkbox"/> Approval of Drainage Concept by DPW | |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- | | |
|-----------------------------------|---|
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |
|-----------------------------------|---|

Applicant shall comply with all Subdivision Committee's recommendations from the Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No impact |
|--|--|---|

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<u>(LA County Safety Element - Wildland and Urban Fire Hazards Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

<u>Project access to be taken from Angelus Avenue.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<u>Commercial establishments to the north including two auto repair shops.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

Applicant shall comply with all Subdivision Committee's recommendations from the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?

<u>Two auto repair shops to the north and northwest of project site.</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

<u>Chiropractor and acupuncture offices to the west.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

<u>Temporary construction noise.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Water service to be provided by the San Gabriel County Water District.
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
Sewage disposal to be served by the Los Angeles County Sanitation Districts.
- ☐ ☒ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
NPDES compliance required.
- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
NPDES compliance required.
- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Applicant shall comply with all Subdivision Committee's recommendations from the Department of Health Services.

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

<u>(LA County SEA Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

<u>(USGS El Monte Quad Sheet).</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?

_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

<i>(USGS El Monte Quad Sheet).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

<i>(Los Angeles County Trail System Map).</i> _____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?
_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

Applicant shall pay a traffic impact fee in the amount of \$4,080 to the City of San Gabriel

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?
- c. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

Applicant shall pay a sewer impact fee in the amount of \$3,912 to the City of San Gabriel and a connection fee to the Los Angeles County Sanitation Districts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Could the project create capacity problems at the district level?

Project site is served by the San Gabriel Unified School District.

b. ☐ ☒ ☐

Could the project create capacity problems at individual schools which will serve the project site?

c. ☐ ☒ ☐

Could the project create student transportation problems?

d. ☐ ☒ ☐

Could the project create substantial library impacts due to increased population and demand?

e. ☐ ☐ ☐

Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication

☒ Government Code Section 65995

☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- a. Yes No Maybe
 ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

Nearest Sheriff's station is 0.7 mile away at 8838 E. Las Tunas Drive, Temple City, CA.

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

Nearest fire station is 2 miles away at 5946 Kauffman Avenue, Temple City, CA.

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- a. ☐ Yes ☒ No ☐ Maybe Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
Water service to be provided by the San Gabriel County Water District.
- b. ☐ Yes ☒ No ☐ Maybe Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ Yes ☒ No ☐ Maybe Could the project create problems with providing utility services, such as electricity, gas, or propane?

- d. ☐ Yes ☒ No ☐ Maybe Are there any other known service problem areas (e.g., solid waste)?

- e. ☐ Yes ☒ No ☐ Maybe Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ Yes ☐ No ☐ Maybe Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
_____ |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
_____ |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
_____ |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?
_____ |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|-------|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? |
| <hr/> | | | | |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. |
| <hr/> | | | | |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? |
| <hr/> | | | | |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact